

James City Green Building Design Roundtable

Monday, June 7, 2010

Government Complex Building F Board of Supervisors Room

4:00 p.m. to 6:00 p.m.

Roundtable Committee Members

Private Sector

Jack Van Kniest, Van Kniest
Andrew Cronan, Guernsey Tingle Architects
Shereen Hughes, James City County Citizen
Robert Duckett, PHBA
Timothy Mills, TAM
Andrew Cronan, Guernsey Tingle

Public Sector

James Kennedy, JCC Board of Supervisors
John McGlennon, JCC Board of Supervisors
Steven Hicks, JCC Development Management
Cheryl Waldren, JCC Development Management
Ellen Cook, JCC Development Management
Tom Coghill, JCC Code Compliance
Keith Denny, JCC Housing Community Development

General Discussion

Mr. Hicks discussed, with committee members, the recommendations from the James City County Green Building Report, dated May 10, 2010. The report will be submitted to the Board of Supervisors in the month of July. The subcommittees recommendations from the report will help give guidance to the Board about Earthcraft and LEED green building design practices.

Ms. Hughes made a comment that she was very pleased about the report. She commented on the effort made by the financial subcommittee and complimented them their tremendous effort.

Committee members discussed in various recommendations for the rating system based on Earthcraft and LEED guidelines. These achieve a similar level of recommendations, however; the difference is in the administrative cost. The guidelines and some standards have changed, however; the report addresses those changes as well as gives flexibility to

accommodate the changing program or code standards. The committee had further discussed a check list for Earthcraft and /or LEED building, and discussed clarification of zoning and special use permits in reference to Earthcraft and LEED.

Mr. Kniest discussed the cost benefit analysis: keep what you need and basic items that could be done. What is the long term benefit and what about maintenance and what could it cost to maintain green building.

Mr. Yavorsky asked what would be the recommendation to require a building with a SUP to be LEED certified. Mr. Hicks replied it's a recommendation in the report and should a builder decide to do a LEED certification the builder would have to notify the County. If a builder wishes to build over 10,000 square feet as stated in the summary, it is suggested to build Earthcraft or LEED based on certification standards.

Mr. Cronan mentioned the building codes are changing and energy efficiency will be required by state code laws. He mentioned the recommendation(s) by the committee is very similar to building codes standards.

Mr. Kennedy asked what type of incentives could be given to the builder if a building is over 10,000 square feet and if any additional incentives have been reviewed. The committee did discuss economic benefits for this type of building. There was also discussion about plans being submitted with minimal requirements and what can be done to change this so that being Earthcraft or LEED will be a benefit.

Mr. Duckett commented the recommendations are excellent. Mr. Hicks commented on being able to develop a policy with more substance and having the ability to have a document to incorporate the green initiatives.

Ms. Cook discussed the zoning ordinance update which includes investigation of green building practices. Mr. Hicks discussed green building practices are incorporated based on the comprehensive plan.

Ms. Hughes mentioned how the guidelines have changed for the better since the committee has begun a year ago. She also commented how there are equivalent and are open to better ideas which leads to growth.

Mr. McGlennon stated the James City County Green Building Design Roundtable Report mentioned this report is a policy direction and voluntary not mandatory. He also discussed the cost benefit analysis which due to the codes changing one cannot do a cost benefit analysis. A builder has to meet the building requirements and the most important is the discussion by the subcommittees and the report will be guidance. This report will reflect and have impact based on the ordinances.

Mr. Hicks stated if the Board adopts the policy report we should expect Earthcraft and LEED certification of which there are benefits to the policy. He also stated based on the Board

recommendations there may be a subcommittee. He thanked the group for their cooperation and working together to coordinate this report.